



**Hinckley & Bosworth
Borough Council**

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Hinckley
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LE10 0FR

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land off Sketchley Lane, Burbage, Hinckley

Applicant Details

Name/Company

Title

Ms

First name

Esther

Surname

Wiles

Company Name

Charles Church North Midlands

Address

Address line 1

Davidson House

Address line 2

Meridian Business Park

Address line 3

Meridian East

Town/City

Leicester

County

Country

United Kingdom

Postcode

LE19 1WZ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

The development proposed is the demolition of existing poultry and cattle buildings and a residential development of up to 150 dwellings with vehicular access from Sketchley Lane (outline – vehicular access only).

Reference number

Date of decision (date must be pre-application submission)

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Erection of 3 plots including associated infrastructure

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Site Boundary Drg No epd4824_d002h received 08/09/21
Demolition Plan Drg No epd4824_d043c received 08/09/21
Sketchley Lane Site Access Drg No 50711/5501/002 received 08/09/21
Building Heights Drg No edp4824_d015k received 08/09/21
Land Budget Drg No edp4824_d037n received 08/09/21.

Please list all drawing numbers submitted with this application for approval

Location Plan (including Application Red Line)
Cover Letter
Design and Access / Planning Statement
Planning Layout
Colour Planning Layout
Masterplan
Materials Layout
Boundary Treatment Plan
Site Sections
Streetscene
Drainage Statement and Strategy
External Levels
Swept Path Analysis
Houstype Pack
Soft Landscaping
Hard Landscaping

If applicable, please state the reasons for any changes to the original drawings

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Esther Wiles

Date

28/09/2026